



## Apartment Two-bedroom (3+1)

€ 781 642 | CZK 18 990 000

112 m<sup>2</sup>, Prague 2, Vinohrady, Polská



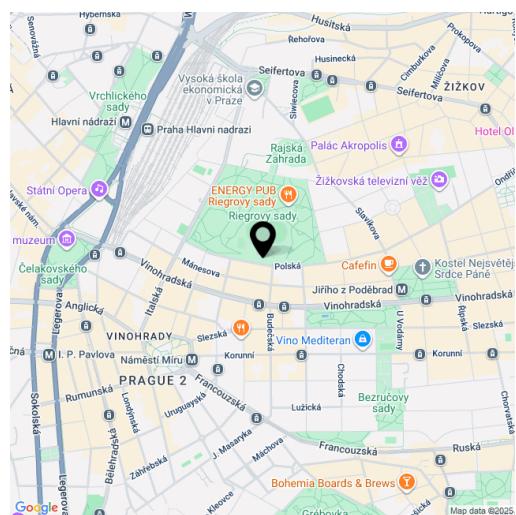


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Total area	113 m <sup>2</sup>
Floor area*	112 m <sup>2</sup>
Balcony	1 m <sup>2</sup>
Parking	-
Cellar	8 m <sup>2</sup>
PENB	G
Reference number	109619



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

**This 100-meter apartment with high ceilings, a balcony, and views of the greenery is part of an elegant apartment building with an elevator. An excellent location in the wider center of the city, in Vinohrady on the 1st line of buildings facing Riegrovy Sady Park.**

The layout of the apartment located on the 3rd floor consists of a living room, a kitchen with a dining area and access to a balcony, two bedrooms, a spacious entrance hall, a closet, a walk-in wardrobe, a bathroom, and a separate toilet. The windows provide views of the green courtyard and park.

Windows are wooden; floors are original parquets; interior doors are also original wooden paneled with brass handles. The ceiling height is 3.4 m. The interior is suitable for modernization. The apartment comes with a large cellar, and the building is nicely maintained and has a modern elevator that goes the mezzanines.

The entrance to Riegrovy Sady Park is right next to the building, and its location on a side one-way street is also an advantage. Kindergartens and elementary schools or a high school are nearby, and a swimming pool, many cafes, restaurants, and shops including a supermarket, and theaters and the National Museum are also within walking distance. Excellent public transport connections are provided by the metro and trams, and the Main Railway Station is within easy reach.

Floor area according to a survey 112.1 m<sup>2</sup>, balcony 1.2 m<sup>2</sup>, cellar 7.6 m<sup>2</sup>.



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LEGENDA PROSTORŮ		
ODNAČENÍ	ÚČEL	PLOCHA [m <sup>2</sup> ]
Bj. 1395	BYTOVÁ JEDNOTKA	112,1

\*PLOCHA BYTU JE DLE NÁŘÍZENÍ VLAÐY č. 368/2013 Sb.  
STANOVENÁ SOUČTEM PLOCH MÍSTNOSTÍ A PLOCH Vnitřních  
PRÄDEK A STĚN Vnitř. BYTU

